

**JERSEY CITY PLANNING BOARD  
PUBLIC NOTICE  
REGULAR MEETING**

**\*\*\*\*\*ADDENDUM\*\*\*\*\***

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for Tuesday, July 21, 2009 at **5:30 p.m.** in the **Council Chambers of City Hall at 280 Grove St.**, Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Swear in City Planning Staff
6. Old Business:
7. New Business
  
8. Case: P09-016 Administrative Amendment  
Applicant: Kantibhai Patel  
Attorney: Eugene O'Connell  
Review Planner: Kristin Russell  
Address: 831-833 Newark Ave.  
Block: 589 Lot: 29  
Zone: NC – Neighborhood Commercial  
Description: Subdivision of existing oversized lot of 5,586sf into two more closely conforming lots of 2,813 and 2,773 sf. Originally approved on Mary 26, 2009. Proposed elimination of service entry on streetfront façade.
  
9. Case: P08-017.1 Amended Preliminary Major Site Plan  
Applicant: Nams Developers, Inc.  
Attorney: Charles Harrington  
Review Planner: Kristin Russell  
Address: 516-520 Bergen Avenue  
Block: 1931 Lot: 1 & 1.A  
Zone: Monticello Avenue Redevelopment Plan  
Description: Expansion of previously approved mixed-use building. Originally approved November 5, 2008. Adjacent lot has been acquired and size of project was enlarged. New project has 18 residential units and 5,493 sf of ground floor retail space.
  
10. Case: P09-025 Minor Site Plan  
Applicant: BGT Capital LLC & Davood G Taree  
Attorney: Charles Harrington  
Review Planner: Kristin Russell  
Address: 357 Third St.  
Block: 385 Lot: O.1  
Zone: NC – Neighborhood Commercial  
Description: Rehabilitation of and addition to existing 3-story 2-unit building. New building will be 4 stories with 4 residential units and ground floor commercial space.
  
11. Case: P09-023 Preliminary and Final Major Site Plan with variances  
Applicant: Chosen Estates, LLC  
Attorney: Charles Harrington, III Esq.  
Review Planner: Maryann Bucci-Carter, Sandra Sung  
Address: 298-300 Magnolia Avenue  
Block: 1862 Lot: 32 & 33  
Zone: Office Residential  
Description: Construction of a five story building containing 15 residential dwelling units and 5 on-site parking spaces  
Variances: Minimum Lot size, Minimum Lot Width, Minimum Side Yard, Minimum Rear Yard and Minimum Number of Parking spaces.  
**Carried from July 21, 2009 Planning Board meeting.**
  
12. Review and discussion of the proposed "Summit and Fairmount Redevelopment Plan." Formal action may be taken.
  
13. Certification of Artists as recommended by the Jersey City Artist Certification Board
14. Memorialization of Resolutions
15. Executive Session, as needed, to discuss litigation, personnel or other matters
16. Adjournment

**MICHAEL A. RYAN, CHAIRMAN, PLANNING BOARD**